



**Arlington Historic District Commissions
Final & Approve Minutes**

January 28, 2021 8:00 PM
Conducted by Remote Participation

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin, C. Barry, M. Bush, B. Cohen, A. Johnson, S. Makowka, B. Melofchik, C. Tee, J. Worden (Joined at 8:11pm)

Guests: K. Lubar, H. Barber, L. Mastromarino, R. Kashambwa, Y. Ostrovsky

1. **AHDC Meeting Opens** **8:00pm.**
S. Makowka called meeting to order at 8:07pm and announced recording of meeting to public
2. **Approval of draft minutes from January 14, 2021.** M. Audin moved to table, seconded by A. Johnson. Roll Call – all in favor to table until next meeting. J. Worden not on the meeting yet due to technical issues
3. **Appointment of Alternate Commissioners – Pleasant Street - M. Bush and Jason/Gray District – B. Cohen**
4. **Communications**
 - a. J. Worden has drafted the warrant article for submission to Town Meeting and sent along to Town Counsel Doug Heim. (Under New Business – put Warrant Article on agenda for next meeting)
 - b. J. Worden had conversation with Jenny Raitt from Planning Dept. about Preservation Loan Program business and things are up in the air so if anyone has any interest in working with the program and they apparently need help
 - c. Budget request received from Town for 2022 and Carol is getting the chair the current budget info to determine whether any change is needed. Suggestion that signage may be a good use of the budget at some point based on feedback at recent meetings he has attended.
5. **New Business**
 - a. **Continuation of Formal Hearing for 204 (incorrectly listed as 212) Pleasant Street**
S. Makowka noted for the record that he did review the tap of the prior hearing and also wanted to clarify that part of the roof area under discussion is visible from Pleasant Street as well as from Spy Pond. L. Mastromarino presented the revised plans submitted on 1/25. There will be some more uniformity of the panels on the roof visible from Pleasant Street as well as the addition of panels to the lower rear roof section so they can keep the same system size. S. Makowka said he appreciated the changes responding to the Commission feedback. The plans refer to a “skirt” and he wanted to be sure everything is

all black. The finishing skirt in black on the photo of the panels shows black but we want a black on black panel with black backsheet, and any installation trim to blend in with the roof. L. Mastromarino agreed that was the intent. S. Makowka noted that the other change was for the inverters and disconnects appear to have been moved to be on lower left corner on the front of the house, partially screened by the existing shed structure at that corner. He asked, is that all going to be externally mounted – L. Mastromarino doesn't have an answer. B. Cohen said the item shown as "M" is the electrical meter and it appears that at least some of the equipment may be inside. It is not clear where the conduit will run. The Commissioners noted that where the meter is right now is pretty far back and the only issue would be running conduit all over the front of the house so any approval would probably have a notation that anything on the front of the house is an internal conduit.

J. Worden asked if we are comfortable without having a photo of the house from the Pond to go ahead. S. Makowka said by not having the photo we have used the lack of the picture against the Applicant in terms of determining visibility and required them to meet the strictest of our guidelines.

C. Barry moved to approve the proposed system as presented with the clarification that the panels will be all black, trim, components, frame, cells, back sheet all to be black; only visible conduit to be as shown on roof plan and no exterior conduits shown on any other locations, any conduits showing will be painted to match the surface they are mounted to. M. Audin seconded. D. Baldwin asked about the conduit color. M. Bush asked if we have jurisdiction on the color. J. Worden said we were talking about house colors not solar panels when the bylaws were written. D. Baldwin said we have always specified the panels are supposed to be black on black - discussion over the jurisdiction of the panel colors. S. Makowka summarized that point is noted and that the pending motion is consistent with what is in our guidelines. Roll Call - B. Cohen – y, D. Baldwin – y, M. Audin – y, C. Tee – y, C. Barry-y, N. Aikenhead – y, J. Worden – y (Unanimous approval). Monitor appointed – D. Baldwin.

- b. **Formal Hearing for 8 Ravine Street (Forter) for chimney removal, replacement of original (now removed) deck and door on back of house.** General contractor, representing Applicant) gave presentation showing where the two existing chimneys are currently located on the house and the propose removal of the smaller one. Their preference is for removal and not the installation of a faux chimney, but, if necessary, they would put one up. Also showed photos of back of house with proposed deck. Would be above a storage area enclosed with lattice. Previously there had been a deck and rear door but it was removed in the past. Lots of photos showing how minimally visible the chimney and the proposed deck and door will be in the District. Using cedar for everything. Decking cedar. Pressure treated posts will not be visible. J. Worden said 1) the Jason/Gray District was founded in 1998. 2) very much appreciated the Applicant bringing a very thorough and complete application and examination of the site and the plans. It makes the Commissioner's job that much easier. S. Makowka wanted to clarify for the record that the proposed deck would stick out and be slightly visible at an angle as you walk up along Ravine St. behind the purple fence in the neighbor's yard as shown on the presented Google Maps view. He stated that he has no problem with the proposal but a CONA is not applicable. In response to questions, the Applicant clarified that they were proposing to carry through the details of the existing porch and railings with lattice trim and will copy existing lattice work. Lattice will be installed on vertical and horizontal and not on diagonal and finished. Mimics the existing lattice.

M. Audin moved approval for the chimney removal and the deck installation. The door and any windows on the back of the house are not visible and not under the jurisdiction and the monitor will work with contractor to approve any final details prior to installation. C. Barry seconded for discussion. Neighbor Heather Barber complimented the project and fully supports. K. Lubar in support as well. Roll Call – C. Tee - y, D. Baldwin – y, M. Audin – y, A. Johnson – y, C. Barry – y, N. Aikenhead – y, J. Worden - y. (Unanimous approval) Monitor appointed C. Barry

- c. **Informal Hearing for 212 Pleasant St (Pahigian) for discussion of potential renovations.** The house is not visible from Pleasant Street but it is visible from Spy Pond. It has just been listed for sale and the owner questions about whether expansion in some form is possible. Just wanted to see if she could get any guidance on feasibility of any expansion. S. Makowka noted there is nothing noted in the study of Pleasant Street District that makes any notation about 212 Pleasant Street being a significant structure. Commissioners suggested that whatever changes are proposed would not detract from other structures. We look at the context of the site itself as part of the Historic District. We have no jurisdiction over Conservation Commission and Zoning issues and those elements are not under our purview. B. Cohen said in terms of changing windows it's a non-contributing structure in the District.
- d. **Informal Hearing for 24 Central St (Craig-Dunn) for installation of ductless mini-split units, compressors on back of house and conduits on side.** No changes on the front of the house. The driveway on the left side was shown. The compressors will be in the back of the house and not subject to public view. The conduit on the driveway and on the other side of the house will be visible but painted to blend in with the house like the electrical line already "hidden". B. Cohen would consider proposing a 10 day for the conduit. S. Makowka said he leaves it up to others. M. Bush would be in favor. B. Melofchik is the alternate for Central Street. M. Audin moved that this is such an insubstantial change and much of the proposal is not subject to public view it qualifies, seconded by C. Barry. Roll call taken: D Baldwin – y, M. Audin – y, C Barry -y, C Tee – y, B. Melofchik – y, N Aikenhead – y, J. Worden – y. (Unanimous approval). M. Audin moved approval of application as submitted – Roll call taken: D Baldwin – y, M. Audin – y, C Barry -y, C Tee – y, B. Melofchik – y, N Aikenhead – y, J. Worden – y. (Unanimous approval). Monitor appointed – D. Baldwin

Matt Dunn might be interested to serve as a Commissioner for Central Street Historic District.

6. Old Business

- a. Avon Place and Central Street Historic District vacant commissioner seats
- b. Report from Streetscape sub-committee
- c. Modification of Design Guidelines (Fiberglass Gutters and Raised Beds/Planters) and Warrant Article Submission

7. Review of projects

- 8. **Meeting Adjourns – C. Barry moved to adjourn, J. Worden seconded. Roll call vote – all in the affirmative.**